

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**May 7, 2015
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: THOR SCORDELLIS, JOHN HART, FRANK HERNANDEZ

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

MINUTES

[April 16, 2015](#)

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

PUBLIC HEARINGS

1. PRICE LANE SUBDIVISION – FIVE SINGLE FAMILY RESIDENCES, 118 PRICE LANE – ARCHITECTURAL REVIEW PERMIT PLN 15-0024 (45 Minutes)

[Staff Report](#)

Attachment A	Proposed Conditions of Approval
Attachment B	Project Plans including building colors
Attachment C	June 15, 2006 Architectural Review Commission Staff Report
Attachment D	Previously Adopted Mitigated Negative Declaration
	Part 1 Part 2
Attachment E	Updated Arborist Report and Tree Removal Proposal
Attachment F	Green Building Practices and Site Photos
Attachment G	Public Notice
Attachment H	Location Map

[Attachment I](#) Public Comment Letters

Hearing on the request of Castle Companies, applicant, to consider Architectural Review Permit PLN 15-0024, originally submitted on January 29, 2015, for five new, two story, single family residences ranging in size from 2,503 to 2,737 square feet (not including garages), including site improvements such as a new private street and landscaping. The application involves a 1.02 acre site, zoned *R-7 – Single Family – 7,000 square foot lots* and shown as Assessor Parcel Number: 150-161-022, located at 118 Price Lane.

CEQA Determination: Pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), the City of Pleasant Hill previously adopted a Mitigated Negative Declaration for this project and the proposed amendment would not require preparation of a subsequent or revised environmental document pursuant to CEQA Guidelines Sections 15162 and 15163.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

2. MODULAR OFFICE BUILDING, 220 HOOKSTON ROAD, ARCHITECTURAL REVIEW PERMIT PLN 15-0084 (20 Minutes)

[Staff Report](#)

<u>Attachment A</u>	Staff Recommended Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Proposed Project Plans / Lighting Cut Sheet
<u>Attachment D</u>	Written Statement / Applicant Photos
<u>Attachment E</u>	Photos
<u>Attachment F</u>	Public Hearing Notice

Hearing on the request of Kevin Maddox (applicant) and Vincent Hook Ranch LLC (property owner) to consider Architectural Review Permit PLN 15-0084, for the construction of a new, single story, modular building (4,935 square feet), in addition to new parking spaces and landscape improvements. The application involves a 1.3 acre parcel zoned *LI-Limited Industrial* and shown as Assessor's Parcel Number: 148-371-014, located at 220 Hookston Road.

CEQA Determination: Categorically Exempt, Class 3 (Construction or Conversion of Small Structures).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

DISCUSSION ITEM

1. JACKS TAP ROOM FAÇADE CHANGE, 60 CRESCENT DRIVE, SUITE E – PLN 15-0086 (10 minutes)

[Memorandum](#)

On April 2, 2015 the Commission approved exterior façade improvements for Jack's Tap Room. The approval was for sandstone tiles on the upper facade, wood wainscoting on the lower facade, scone lighting, and painting the window mullions black. At that time

the applicant stated there may be difficulty in obtaining the proposed tile prior to the business opening. The Commission stated that if there was any change in the material of the façade covering, the proposal should be reviewed again. The applicant has submitted a sample of the proposed cement wall finish to replace the sandstone tile, and a treatment for the window mullions that will produce a rustic patina. No action will be taken on this discussion item.

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next regular meeting of the Architectural Review Commission on May 21, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.